

## DEVELOPMENT MANAGEMENT COMMITTEE

Minutes of a meeting of the Development Management Committee of South Norfolk District Council held at South Norfolk House, Long Stratton, on Wednesday, 12 February 2020 at 10.00 am.

**Committee Members Present:** **Councillors:** V Thomson (Chairman), D Bills, V Clifford-Jackson, J Easter, R Elliott (for items 1 – 4 and 7 - 15, F Ellis (for items 1 – 10), T Laidlaw, G Minshull and L Neal (for items 1 – 2 and 3 – 15)

**Officers in Attendance:** The Development Manager (T Lincoln), the Development Management Team Leader (C Raine), the Principal Planning Officers (G Beaumont, C Curtis and C Watts), the Landscape Architect (R Taylor) and the Planning Officers (D Jones and B Skipper), Environmental Officers (A Old and A Pridmore)

27 members of the public were also in attendance

### 484. DECLARATIONS OF INTEREST

The following members declared interests in the matters listed below. Unless indicated otherwise, they remained in the meeting.

Application	Parish	Councillor	Declaration
2019/0184/O (item 2)	WYMONDHAM	All	Local Planning Code of Practice Lobbied by the Applicant
2019/2209/F (item 3)	PORINGLAND	L Neal	Local Planning Code of Practice As a Cabinet Member, Cllr Neal left the room while this item was considered
2019/2316/RVC (item 5)	MORLEY	All	Local Planning Code of Practice Lobbied by the Applicant
		G Minshull	Local Planning Code of Practice Lobbied by the Agent
		R Elliott	Local Planning Code of Practice Cllr Elliott declared that he was pre-determined, stepped down from the committee and reverted to his role as local member for this item
		All	Other Interest The agent is a councillor of Broadland District Council

<b>2019/2486/F (item 6)</b>	<b>KIMBERLEY AND CARLETON FOREHOE</b>	R Elliott	Local Planning Code of Practice Cllr Elliott declared that he had been lobbied by the Applicant and the Agent, and was pre-determined, stepped down from the committee and reverted to his role as local member for this item
<b>2019/2522/F (item 7)</b>	<b>WICKLEWOOD</b>	R Elliott	Local Planning Code of Practice Lobbied by the Applicant and the Agent
<b>2019/1751/F (item 11)</b>	<b>WYMONDHAM</b>	All	Local Planning Code of Practice Lobbied by the Applicant and by Objectors
<b>2019/2016/F (item 12)</b>	<b>WYMONDHAM</b>	All	Local Planning Code of Practice Lobbied by the Applicant and by Objectors
<b>2019/2296/F (item 13)</b>	<b>WYMONDHAM</b>	All	Local Planning Code of Practice Lobbied by the Applicant and by Objectors
<b>2019/2081/F (item 15)</b>	<b>TOFT MONKS</b>	All	Local Planning Code of Practice Lobbied by the Agent

#### 485. MINUTES

The minutes of the Development Management Committee meeting dated 15 January 2020 were confirmed as a correct record and signed by the Chairman.

#### 486. PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS

The Committee considered the report (circulated) of the Director of Place, which was presented by the officers. The Committee received updates to the report, which are appended to these minutes at Appendix A.

The following speakers addressed the meeting with regard to the applications listed below.

<b>APPLICATION</b>	<b>PARISH</b>	<b>SPEAKER</b>
<b>2019/1719/F (Item 1)</b>	<b>MORLEY</b>	J Taylor – for the Applicant
<b>2019/0184/O (Item 2)</b>	<b>WYMONDHAM</b>	L Gill – Agent for the Applicant M Gibbons –for the Applicant

<b>APPLICATION</b>	<b>PARISH</b>	<b>SPEAKER</b>
<b>2019/2209/F (Item 3)</b>	<b>PORINGLAND</b>	S Burrell - Applicant
<b>2019/2316/RVC (Item 5)</b>	<b>MORLEY</b>	S Clancy – Applicant Cllr R Elliott – Local Member
<b>2019/2486/F (Item 6)</b>	<b>KIMBERLEY AND CARLETON FOREHOE</b>	J Smiley – Parish Council Mr and Mrs Dowling – Objectors C Whitehouse – Agent for the Applicant Cllr R Elliott – Local Member
<b>2019/2522/F (Item 7)</b>	<b>WICKLEWOOD</b>	P Rothwell – Objector D Sherman – Agent for the Applicant
<b>2019/1551/F (Item 9)</b>	<b>NEWTON FLOTMAN</b>	M Haslam – Agent for the Applicant
<b>2019/1666/O (Item 10)</b>	<b>CRINGLEFORD</b>	T Wang – Parish Council D Sherman – Agent for the Applicant
<b>2019/1751/F (Item 11)</b>	<b>WYMONDHAM</b>	V Hastings – Objector A Thomas – Objector C Black – Applicant Cllr T Holden – Local Member
<b>2019/2016/F (Item 12)</b>	<b>WYMONDHAM</b>	V Hastings – Objector A Thomas – Objector Cllr T Holden – Local Member
<b>2019/2296/F (Item 13)</b>	<b>WYMONDHAM</b>	V Hastings – Objector A Thomas – Objector Cllr T Holden – Local Member
<b>2019/2053/F (Item 14)</b>	<b>TIVETSHALLS</b>	A Read – Parish Council R Burton – Applicant
<b>2019/2081/F</b>	<b>TOFT MONKS</b>	N Wright – Agent for the Applicant Cllr J Knight – Local Member

The Committee made the decisions indicated in Appendix B of the minutes, conditions of approval or reasons for refusal of planning permission as determined by the Committee being in summary form only and subject to the final determination of the Director of Place.

#### **487. PLANNING APPEALS**

The Committee noted the planning appeals.

(The meeting closed at 5.50pm)

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Chairman

**Updates for DEVELOPMENT MANAGEMENT COMMITTEE**  
**– 12 February 2020**

<b>Item</b>	<b>Updates</b>	<b>Page No</b>
Item 1 2019/1719	<p>Additional neighbour comment submitted which maintains previous objection due to unsafe crossing point for pedestrians walking from north. Seeking further detail of proposed additional bus services and of what safety measures would be acceptable at Golf Links Road/Chapel Road.</p> <p><b>Officer response</b>  Details for nature and frequency of additional bus services would be agreed as part of full combined travel plan – required by condition. Highways have advised limited safety measures that would be acceptable at crossing points and applicants have indicated intention to provide these.</p>	<b>20</b>
Item 2 2019/0184	Applicants responded to the Landscape Architects comments and DMC which has been circulated to all members and therefore treated as lobbying material	<b>33</b>
Item 3 2019/2209	<p>Verbal update by officer at meeting: Highways have confirmed that they are happy with the additional information received and have no concerns.</p> <p>Agent clarification provided on highways cycle parking query - Confirmed provision exists at Crafton House</p> <p>Additional Conditions Proposed:  - Implementation of Remediation Scheme (relating to existing contamination condition)</p> <p>Amended Wording of Proposed Conditions:  - Ecology Construction Method now also requires wider construction management plan to protect residential amenity</p> <p>Additional neighbour comment submitted on 10/02/2020 raising parking concerns – these have been addressed already in the report.</p> <p>Information submitted on 10/02/2020 by agent to address highways queries. These include:  - Vehicle tracking drawing  - Updated site layout plan to include vision splays clearly marked</p>	<b>58</b>
Item 4 2019/2169	No updates	<b>70</b>
Item 5 2019/2316	No updates	<b>76</b>
Item 6 2019/2486	Verbal update by officer at meeting: amendment to report at page 96, which states 'approval with conditions' and should say 'refuse'.	<b>89</b>
Item 7 2019/2522	No updates	<b>97</b>
Item 8 2019/2523	Rectangular building on map at page 104 of the agenda has been removed since report was published.	<b>104</b>

Item 9 2019/1551	No updates	<b>108</b>
Item 10 2019/1666	No updates	<b>114</b>
Item 11 2019/1751	It is considered appropriate to add a further condition requiring the agreement of a strategy for dealing with the disposal of dog foul/foul water issues associated with the swimming pool	<b>122</b>
Item 12 2019/2016	Paragraph 1.1 whilst there is a site access from the west there is also an existing access into the site from the north that could be used to facilitate access to the log cabin.  Paragraph 5.4 should refer to “intervening boundary treatments” rather than “intervening buildings.”	<b>128</b>
Item 13 2019/2296	No updates	<b>134</b>
Item 14 2019/2053	Contrary to paragraph 5.3 stating that the buildings in question need to be demolished as a requirement of the S106 attached to planning permission 2010/1063, the S106 only requires that they are not used for poultry or other livestock activities. In light of this it is considered necessary in accordance with Policies DM2.2 and DM2.10 of the SNLP to market the property for potential employment uses/opportunities. In this case it would appear from the submission that only one of the 3 units has been marketed (the one at the rearmost part of the site) and only on a lease basis (not for sale) which means that the marketing is considered to be unsatisfactory. For this reason the following additional reason for refusal is suggested:  <i>Insufficient marketing has been undertaken to demonstrate that the units cannot be practically or viably converted into other commercial employment uses. The application does not comply with Policies DM2.2((2)(a)) and DM2.10(e) of the South Norfolk Local Plan Development Management Policies Document 2015.</i>	<b>139</b>
Item 15 2019/2081	No updates	<b>146</b>

PLANNING APPLICATIONS AND OTHER DEVELOPMENT CONTROL MATTERS**NOTE:**

Conditions of approval or reasons for refusal of planning permission as determined by the Committee are in summary form only and subject to the Director of Place's final determination.

**Applications referred back to Committee**

1. **Appl. No** : **2019/1719/F**  
**Parish** : **MORLEY**

Applicants Name : Ms Sue Archer

Site Address : Land at Wymondham College Golf Links Road Morley St Peter  
Norfolk

Proposal : 452 place primary school, 32 place residential boarding block,  
multi-use games area and play facilities, parking and landscaping.

Decision : Members voted unanimously for **Approval**

Approved with conditions

- 1 Time Limit - Full Permission
- 2 In accordance with submitted drawings
- 3 External materials to be agreed
- 4 Archaeological work to be agreed
- 5 Provision of parking, service
- 6 Travel plan
- 7 Bus provision
- 8 Highway Improvements Offsite
- 9 Fire hydrant
- 10 Archaeological work to be agreed
- 11 Ecology Mitigation
- 12 Landscaping scheme to be submitted
- 13 Landscape management plan
- 14 Tree protection
- 15 Implementation of remediation scheme
- 16 Surface water
- 17 Details of foul water disposal
- 18 Construction Traffic Management

**Major Applications**

2. **Appl. No** : **2019/0184/O**  
**Parish** : **WYMONDHAM**
- Applicants Name : United Business and Leisure (Properties) Ltd  
 Site Address : Land North of Carpenters Barn Norwich Common, Wymondham, Norfolk
- Proposal : Outline application for the erection of up to 150 residential dwellings including Affordable Housing, with the provision of new vehicular, pedestrian and cycle access from Norwich Common, incorporating open spaces, sustainable urban drainage systems, associated landscaping, infrastructure and earthworks
- Decision : Members voted unanimously for **Refusal**
- Reasons for refusal
1. Harm to rural character of landscape contrary to DM4.5
  2. Loss of likely 'important' section of hedgerow contrary to DM4.5 and DM4.8
  3. No overriding benefit contrary to DM1.3 and DM1.1

**Major and Applications submitted by South Norfolk Council**

3. **Appl. No** : **2019/2209/F**  
**Parish** : **PORINGLAND**
- Applicants Name : Mr Spencer Burrell  
 Site Address : Phase 3, Land North of Shotesham Road Poringland Norfolk  
 Proposal : Erection of 15no. dwellings and office accommodation, with associated access, parking and play space provision
- Decision : Members voted 8-0 to authorise the Director of Place to Approve with conditions, subject to a Section 106 agreement to secure the provision of affordable housing and open space
- 1 Time Limit - Full Permission
  - 2 In accordance with submitted drawings
  - 3 External materials to be agreed
  - 4 Fire Hydrant
  - 5 Ecology Construction Method
  - 6 Ecology Mitigation Enhancement to accord with submitted details
  - 7 Landscape Scheme to be Submitted
  - 8 In accordance with Drainage Strategy
  - 9 Restricted use for Commercial Building
  - 10 Tree Protection
  - 11 Contamination Assessment
  - 12 Unexpected Contamination
  - 13 Existing Ground Levels
  - 14 Resident Disturbance Management Plan
  - 15 No external plant etc.
  - 16 No trees / hedges to be removed
  - 17 Energy Efficiency
  - 18 New Water Efficiency
  - 19 No External Lighting



**Other Applications**

4. **Appl. No** : **2019/2169/F**  
**Parish** : **DEOPHAM AND HACKFORD**
- Applicants Name : Mrs Sara Armitage  
Site Address : Nick's Diner, Church Road, Deopham, NR18 9DT  
Proposal : Change of use from (A3) restaurant to (C3) residential
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Time limit - full permission
  - 2 In accordance with submitted drawings
  - 3 Remove permitted development rights
5. **Appl. No** : **2019/2316/RVC**  
**Parish** : **MORLEY**
- Applicants Name : Mr Neil Clancy  
Site Address : Willow Tree Barn, Attleborough Road, Morley St. Peter, Norfolk NR18 9TU  
Proposal : Removal of condition 2 of 2016/0537 - To allow full time permanent occupancy of the holiday accommodation
- Decision : Members voted 7-1 for **Refusal**
- Refused
- Reasons for Refusal
1. Loss of holiday unit not adequately justified
  2. Accessibility of site
6. **Appl. No** : **2019/2486/F**  
**Parish** : **KIMBERLEY AND CARLETON FOREHOE**
- Applicants Name : Mr & Mrs C House  
Site Address : Land northwest of Norwich Road, Kimberley, Norfolk  
Proposal : Erection of self-build dwelling
- Decision : Members voted 8-0 for **Refusal**
- Refused
- 1 Design and harm to heritage assets
  - 2 Accessibility of site
  - 3 No overriding benefits

7. **Appl. No** : **2019/2522/F**  
**Parish** : **WICKLEWOOD**
- Applicants Name : Mr D Coldham  
Site Address : Land west of Milestone Lane, Wicklewood, Norfolk  
Proposal : Erection of two single storey self-build dwellings and associated access
- Decision : Members voted unanimously for **Refusal**
- Refused
1. Harm to character and appearance
  2. No overriding benefits
8. **Appl. No** : **2019/2523/D**  
**Parish** : **ASLACTON**
- Applicants Name : Wilkinson Builders Reepham Ltd  
Site Address : Land north of Sneath Road Aslacton Norfolk  
Proposal : Reserved Matters application for appearance, landscaping, layout and scale for the erection of a single dwelling following outline permission 2019/1631
- Decision : Members voted unanimously for **Approval**
- Approved with conditions
- 1 Relate back to outline PP
  - 2 In accordance with submitted drawings

9. **Appl. No** : **2019/1551/F**  
**Parish** : **NEWTON FLOTMAN**

Applicants Name : Mr Karl Lake  
Site Address : Land at Brick Kiln Lane Newton Flotman Norfolk  
Proposal : Retention of use of land for storage and crushing of materials and display of finished work in connection with a domestic brick weave and drive.

Decision : Members voted unanimously for **Approval**

Approved with conditions

- 1 Approved plan
- 2 Used only for storage and crushing of materials and display of finished work in connection with a domestic brick weave and drive
- 3 CCTV to be retained and operational
- 4 Earth banks to north and west perimeter to be retained
- 5 Earth bank around crusher to be retained
- 6 Only one agreed crusher on-site
- 7 Restriction on hours of operation
- 8 Bowser and spray available for damping material available at all times
- 9 Agree areas for storage of material
- 10 Parking as in plan
- 11 Boundary treatments as in plan and previously agreed discharge of condition approval

10. **Appl. No** : **2019/1666/O**  
**Parish** : **CRINGLEFORD**

Applicants Name : Tusting, Murphy and Sigston  
Site Address : 40A Newmarket Road Cringleford NR4 6UF  
Proposal : Outline application for demolition of existing dwelling. Erection of 9 no. dwellings including access only

Decision : Members voted unanimously for **Approval**

Approved with conditions

- 1 Outline permission time limit
  - 2 Reserved matters to be submitted
  - 3 Finish floor level to be agreed
  - 4 Foul drainage to main sewer
  - 5 Surface water drainage
  - 6 New Water efficiency
  - 7 Access onto Willowcroft Way
  - 8 Visibility splays
  - 9 Access and parking area
  - 10 Contamination scheme to be submitted
  - 11 Remediation scheme
  - 12 Contaminated land during construction
  - 13 Tree Protection
  - 14 Details of no-dig driveway
  - 15 Ecological mitigation and enhancement
  - 16 Landscaping scheme
- S106 agreement to secure affordable housing contribution

- 11. Appl. No : 2019/1751/F**  
**Parish : WYMONDHAM**
- Applicants Name : Miss Clare Black  
Site Address : Centre Paws at Barnards Farm Youngmans Road Wymondham  
Norfolk
- Proposal : Temporary Canine swimming pool, purpose built docking platform  
with steps, fencing and gated access, small caravan within  
enclosure used for shelter/changing facilities.
- Decision : Members voted 5-4 for **Approval**. The Chairman used his casting vote.
- Approved with conditions
- 1 Temporary to the end of 2020
  - 2 Hours of operation
  - 3 Boundary treatments to be erected
  - 4 strategy for managing dog foul/foul water issues associated with the pool.
- 12. Appl. No : 2019/2016/F**  
**Parish : WYMONDHAM**
- Applicants Name : The Occupier  
Site Address : Barnards Farm, Youngmans Road Wymondham NR18 0RR  
Proposal : Change of use including the erection of log cabin to provide a  
canine and small animal massage business
- Decision : Members voted 7-0-1 for **Approval**
- Approved with conditions
- 1 Full time limit
  - 2 Hours of operation
  - 3 No more than one person working
- 13. Appl. No : 2019/2296/F**  
**Parish : WYMONDHAM**
- Applicants Name : Mrs Kathryn Cross  
Site Address : Barnards Farm, Youngmans Road Wymondham NR18 0RR  
Proposal : retention of car park
- Decision : Members voted 7-0-1 for **Approval**
- Approved with conditions
- 1 Previous Highways conditions (access, specification and visibility
  - 2 Three-month time limit

**14. Appl. No : 2019/2053/F**  
**Parish : TIVETSHALLS**

Applicants Name : Mr Robert Burton  
Site Address : Former Poultry Buildings at Elm Tree Farm School Road Tivetshall  
St Margaret Norfolk

Proposal : Conversion of existing poultry buildings to 3 x residential dwellings  
to include demolition. (Revised application)

Decision : Members voted unanimously for **Approval** (contrary to officer  
recommendation, which was lost 0-8)

Reasons for overturning officer recommendation

Members considered what the benefits of additional residential dwellings  
would bring to the village including enabling the permission adjacent to  
be implemented and environmental improvements in respect of removing  
agricultural traffic through the village outweighed the loss of the  
employment use.

**15. Appl. No : 2019/2081/F**  
**Parish : TOFT MONKS**

Applicants Name : Mr & Mrs Gavin Ellis  
Site Address : Land west of Bulls Green Road, Toft Monks, Norfolk  
Proposal : New near zero carbon, art and design live-in studio

Decision : Members voted 5-3 for **Approval** (contrary to officer recommendation,  
which was lost 3-5)

Reasons for overturning officer recommendation

Members decided that, after using the tests of paragraph 79(e) of the  
NPPF, the development would meet those tests, particularly given the  
context and setting of the site.